

## PROJECT SITE SUMMARY

### **PROJECT FILE SUMMARY**

**Project Name:** Bartishevich 2 Lot Land Division  
**Project File No.:** MNSUB2304-02  
**Applicant:** Karen Bartishevich  
**Project Address:** 7615 Willow Creek Road  
**Tax Parcel #(s):** 14.-1-4.1  
**Zoning:** A/R: Agricultural/Rural Zone

### **PROJECT DESCRIPTION**

The applicant and property owner, Karen Bartishevich, proposes to subdivide the existing 33.30 acre lot into two lots; 'Parcel A' approximately 15.55 acres, and 'Parcel B' approximately 17.75 will retain the existing house and site improvements.

### **LAND USE AND ZONING**

The A/R zoning development regulations, listed under Ulysses Town Code 212-29 are summarized below:

<b>A/R Development Standards</b>	
Minimum lot area	2 acres
Minimum lot width at front lot line	400'
Minimum lot depth	200'
Minimum front yard setback	50'
Minimum side yard setbacks	30'
Minimum rear yard setback	75'
Maximum building height for any building or structure	32'
Maximum lot coverage by all buildings, structures and impervious surfaces	5%
Maximum floor area of a new agricultural building	20,000sf
Maximum floor area of a new non-agricultural building	5,000sf
Stream and wetland buffer setback	25'

### **WATER/SEWER/STORMWATER**

WATER SERVICE: None proposed at this time

SEWER SERVICE: None proposed at this time

STORMWATER: The project is not proposing any land disturbance at this time

## **MAPS AND AERIALS**

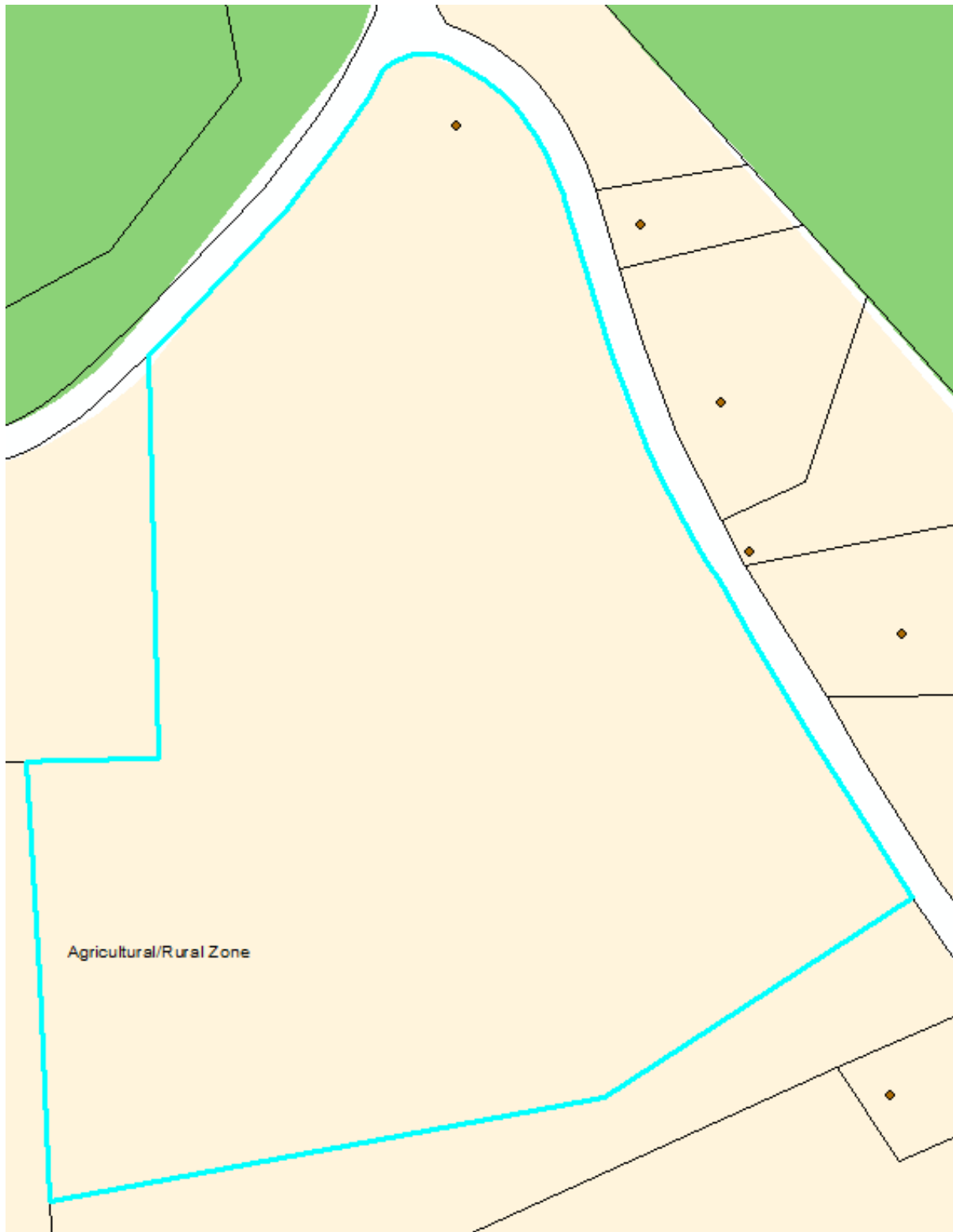


Aerial of Subject Site





Intermittent Stream and associated buffer located near the south property line of the subject lot.



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